

BOARD OF APPEAL REFERRALS

September 29, 1983

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1181 Blue Hill Avenue, Mattapan

MEMORANDUM

September 29, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/18/83

Z-6365
Katharine Gibbs School
6-7 Arlington Street, Boston
at Marlborough Street

Twelve-story structure

District(s):	apartment <u>H-3-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: interior-exterior renovations of school-dormitory structure.

Violation(s):

Increase in conditional use.

Floor area is excessive.

Proposal includes exterior masonry pointing, roof repair, and interior renovations including minor space rearrangements. Back Bay Architectural Commission has granted Certificate of Appropriateness. Recommend approval.

VOTED: In reference to petition Z-6365, Katharine Gibbs School, 6-7 Arlington Street, Boston, for a conditional use and a variance for interior and exterior renovations to school-dormitory structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Back Bay Architectural Commission has granted Certificate of Appropriateness.

6-7 ARLINGTON ST.
(B.P.)



Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6371

Hemenway Agency Trust
 91 Westland Avenue, Boston
 at Hemenway Street

Eight-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from 104 apartments, 47 lodging rooms, drug store, doctor's office, gift shop, and offices to 103 apartments and preceding uses.

Violation(s):

Extension of nonconforming use.

Essentially, proposal will allow use of vacant space to expand drug store. No displacement of tenants. Recommend approval.

VOTED: In reference to petition Z-6371, Hemenway Agency Trust, 91 Westland Avenue, Boston, for extension of nonconforming use for change of occupancy from 104 apartments, 47 lodging rooms, drug store, doctor's office, gift shop, and offices to 103 apartments and preceding uses in apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Expansion of drug store will not involve tenant displacement.

Z-6371
91 WESTLAND AVE.
(B.P.)



Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6372

George W. Carver Grand Lodge
70-80 Talbot Avenue, Dorchester
at Wales Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

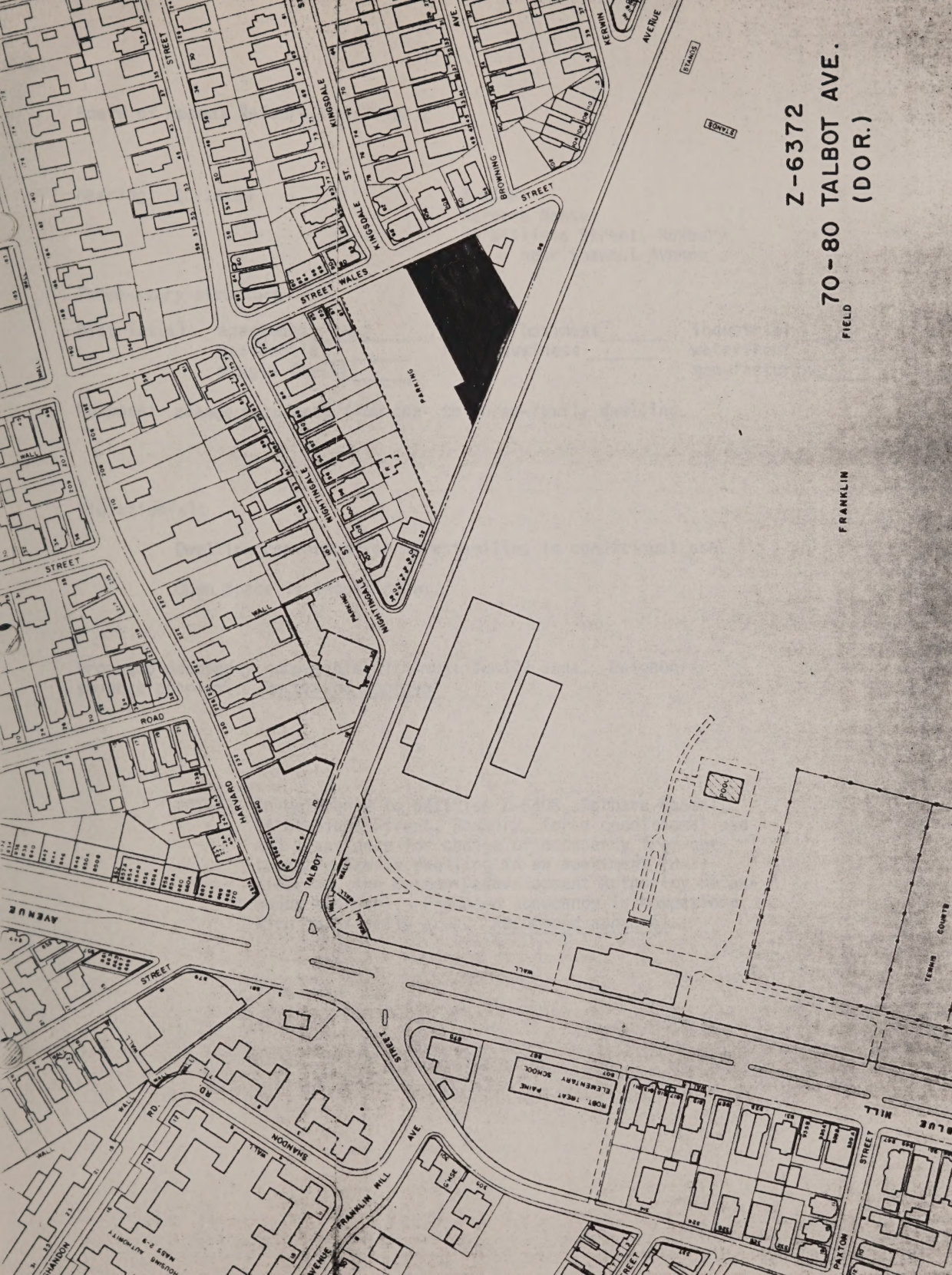
Purpose: change occupancy from masonic temple and assembly hall to masonic temple, assembly hall, and private lounge.

Violation(s):

Private club is conditional use.

Revenue derived from lounge enables facility to contribute to the many needs of the community. Recommend approval.

VOTED: In reference to petition Z-6372, George W. Carver Grand Lodge, 70-80 Talbot Avenue, Dorchester, for a conditional use for change of occupancy from masonic temple and assembly hall to masonic temple, assembly hall, and private lounge in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Revenue derived from lounge enables facility to contribute to the many needs of the community.



Z-6372
70-80 TALBOT AVE.
FIELD
(DOR.)

FRANKLIN

Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6408
Barbara Hansel
34 Williams Street, Roxbury
near Shawmut Avenue

Three-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to three-family dwelling.

Violation(s):

Dwelling converted for more families is conditional use.

Open space is insufficient.

Proposed occupancy compatible with multifamily area. Neighbors
support proposal. Recommend approval.

VOTED: In reference to petition Z-6408, Barbara Hansel,
34 Williams Street, Roxbury, for a conditional use
and a variance for change of occupancy from one-
to three-family dwelling in an apartment (H-2)
district, the Boston Redevelopment Authority recom-
mends approval. Proposed occupancy is compatible
with multifamily area. Recommend approval.



MADISON PARK

Z-6408
34 WILLIAMS ST.
(ROX)

Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6455

1 Bartlett Street Realty Trust
 1 Bartlett Street, Charlestown
 at Monument Square

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

In variance with former decision of Board of Appeal.

Proposed occupancy compatible with residential character of neighborhood.
 No response from abutters. Recommend approval with provisos.

VOTED: In reference to petition Z-6455, 1 Bartlett Street Realty Trust, 1 Bartlett Street, Charlestown, for a forbidden use and four variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no structural changes; that plans be submitted for design review approval.



Z-6455
1 BARTLETT ST.
WINTHROP, MASS.
CHSN

Board of Appeal Referrals 9/29/83

Hearing: 10/4/83

Z-6459-6460

No Name Restaurant

421 and 430 Congress Street, Boston
at B and Fargo Streets

Parking lot

District(s): apartment _____ general business _____ industrial I-2 _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: continue use of parking lots.

Violation(s):

In variance with former decision of Board of Appeal.

Parking lot is conditional use.

In February 1982, Authority recommended approval for one year; Board of Appeal granted use for three years terminating December 1984.

Lots accommodate 132 vehicles. Proposal tends to alleviate traffic problems in area. Recommend approval with provisos.

VOTED: In reference to petitions Z-6459-6460, No Name Restaurant, 421 and 430 Congress Street, Boston, for two conditional uses and two variances to continue use of parking lots in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that uses terminate December 31, 1985; that lots must be paved and fenced before these conditional uses are granted.



Z-6459-60

421+430 CONGRESS ST.
(B. P.)

Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6490
Sergio Cardone
165 Princeton Street, East Boston
near Brooks Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Condition has existed for several years. Neighborhood consists of two- and three-family dwellings. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6490, Sergio Cardone, 165 Princeton Street, East Boston, for a forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for several years and is compatible with residential neighborhood.

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Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6515
Mobil Oil Corporation
631 Washington Street, Brighton
at Bigelow Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: remove existing and install three underground gasoline storage tanks; increase capacity from 13,000 to 24,000 gallons.

Violation(s):

Change in pre-existing conditional use.

New tanks will be fiberglass, self-venting, with vapor recovery system.
Recommend approval with proviso.

VOTED: In reference to petition Z-6515, Mobil Oil Corporation, 631 Washington Street, Brighton, for a conditional use to remove existing and install three underground gasoline storage tanks in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that facility comply with Board of Appeal guidelines for gas service stations.



Z - 6515
631 WASHINGTON STREET
(B.R.I.)

Board of Appeal Referrals 9/29/83

Hearing: 10/18/83

Z-6516
Mobil Oil Corporation
1181 Blue Hill Avenue, Mattapan
at Morton Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: remove existing and install three new underground gasoline
storage tanks; increase capacity from 20,000 to 24,000 gallons.

Violation(s):

In variance with former decision of Board of Appeal.

New tanks will be fiberglass, self-venting, with vapor recovery system.
Recommend approval with proviso.

VOTED: In reference to petition Z-6516, Mobil Oil Corporation, 631 Washington Street, Brighton, for a variance to remove existing and install three new underground gasoline storage tanks in local businsss (L-1) and residential (R-.8) districts, the Boston Redevelopment Authority recommends approval provided that facility comply with Board of Appeal guidelines for gas service stations.



Z - 6516
1181 BLUE HILL AVENUE
(MATT.)

